

RESOLUTION NO. 33-86

A RESOLUTION OF THE  
BOARD OF SUPERVISORS OF  
NAVAJO COUNTY AMENDING A  
ZONE CHANGE RESOLUTION

The Board of Supervisors of Navajo County does as follows:

SECTION 1. The Board of Supervisors does hereby declare and determine that the following request for amending a zone change resolution was initiated and filed by Heber Associates, that a public hearing was duly held on the 22 day of April, 19 86, to permit the removal of lot size stipulations as per Board of Supervisors Resolutions No. 04-84 and No. 05-84, (Granting R1-10 Zoning) Requiring 15,000 sq. ft. Lot Minimums and an Average Lot Size of 18,000 sq. ft. and 17,500 sq. ft. on the following described property to-wit:

South 620.67 ft of Lot 2, and Lot 3, Record of Surveys Book 3, Pages 5 and 6 N.C.R. Section 33, T12N-R17E. G&SRB&M, Overgaard, APN 206-27-08A, 08D and 09.

SECTION 2. Notice of the above mentioned public hearing was duly published and the area duly posted in accordance with Article 20 of the Navajo County Zoning Ordinance (A.R.S. 11-829), and that the public safety, health, general welfare, and good zoning practice, require that the following changes and amendments be made.

Removal of stipulations of Board of Supervisors Resolutions 04-84 and 05-84 subject to:

A sewer treatment plant for Ponderosa Meadows Subdivision; otherwise, original resolutions remain in effect.

SECTION 3. The Board of Supervisors hereby adopts an amendment to the Navajo County Zoning Ordinance and the Zoning Map referred to therein, so as to change from the A-General zone to the R1-10,000 zone.

SECTION 4. The permit hereby allowed is conditional upon the privileges being utilized within one year after the effective date thereof, and if they are not in accordance with conditions imposed by the Board of Supervisors, this authorization shall become void, and any privilege, permit or variance granted shall be deemed to have elapsed.

Adopted and approved this 22 day of April, 19 86.

  
Chairman, Navajo County  
Board of Supervisors

  
Clerk, Navajo County  
Board of Supervisors

RESOLUTION NO. 03-84A RESOLUTION OF THE  
BOARD OF SUPERVISORS OF  
NAVAJO COUNTY ADOPTING A  
CHANGE OF ZONE CLASSIFICATION

The Board of Supervisors of Navajo County does resolve as follows:

SECTION 1. The Board of Supervisors does hereby declare and determine that the following request for a change of zone was initiated and filed by \_\_\_\_\_

HEBER ASSOCIATES, that a public hearing was duly held on the 3rd, day of January, 19 84, to permit ZONE CHANGE FROM A-GENERAL TO R1-10,000 on the following described property to-wit:

Parcel #1, 36 acres, Record of Surveys, Book no.3, pages 5 and 6; except for the easterly 300' along the center line of Mogollon Dr. which is zoned Neighborhood Commercial; from A-General to R1-10 to allow single family Dwelling at 10,000 sq ft. per lot. 206-27-7.

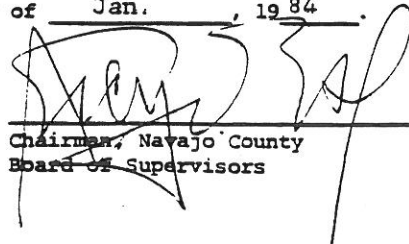
SECTION 2. Notice of the above mentioned public hearing was duly published and the area duly posted in accordance with Article 20 of the Navajo County Zoning Ordinance (A.R.S. 11-829), and that the public safety, health, general welfare, and good zoning practice, require that the following changes and amendments be made.

- (1) Maximum lot size 19,000                      (2) Minimum lot size 14,000
- (3) Average lot size 17,000

SECTION 3. The Board of Supervisors hereby adopts an amendment to the Navajo County Zoning Ordinance and the Zoning Map referred to therein, so as to change from the A-Gen. zone to the R1-10 zone.

SECTION 4. The permit hereby allowed is conditional upon the privileges being utilized within one year after the effective date thereof, and if they are not in accordance with conditions imposed by the Board of Supervisors, this authorization shall become void, and any privilege, permit or variance granted shall be deemed to have elapsed.


Adopted and approved this 3rd day of Jan., 19 84.

  
\_\_\_\_\_  
Chairman, Navajo County  
Board of Supervisors

AYES:

NOES:

ABSENT:

  
\_\_\_\_\_  
Clerk, Navajo County  
Board of Supervisors

## **Navajo County Planning & Building Department**

Governmental Center  
South Highway 77  
Holbrook, Arizona 86025  
Phone (602) 524-6161 Ext. 260

### **M E M O R A N D U M**

TO: The Navajo County Planning Commission  
FROM: Christopher J. Moss, Planner  
DATE: January 7, 1986  
SUBJECT: REMOVAL OF STIPULATION FOR MINIMUM AND AVERAGE LOT SIZES,  
FOR PONDEROSA MEADOWS PARTNERSHIP, OVERGAARD.

Ponderosa Meadows Partnership request removal of stipulation of lot sizes in the R1-10,000 Zoning District applied to lots 2 and 3 of the Heber Pines Survey Plat in Overgaard.

The stipulations of zoning were based on two (2) primary factors. First was the fact that R1-10 lots are numerous in the general area; and that larger lots were appropriate. The next higher Zoning District is R1-43, requiring one (1) acre lot sizes as the minimum. There is not an intermediate zoning classification; therefore, stipulations of lot size were placed on the R1-10 Zoning Resolution.

Second, and related to the first reason, is the percolation rates used to determine septic tank leach field area. Preliminary tests indicated poor suitability for conventional systems and alternate systems were recommended in those areas. The alternate system typically requires a 15,000 sf. lot, and that the lot is relatively level. Such was not the case, due to Hillside Topography the lot sizes established were as follows:

Lot 2: Planning Commission Resolution #83-08  
Board of Supervisors Resolution #04-84  
Lot Size: Maximum 19,900 sf. \*  
Minimum 15,000 sf.  
Average 18,000 sf.

Lot 3: Planning Commission Resolution #83-09  
Board of Supervisors Resolution #85-84  
Lot Size: Maximum 19,900 sf. \*  
Minimum 15,000 sf.  
Average 17,500 sf.

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January 7, 1986

REMOVAL OF STIPULATION FOR MINIMUM AND AVERAGE LOT SIZES, FOR  
PONDEROSA MEADOWS PARTNERSHIP, OVERGAARD.

The subject request covers all of lot 3 and the South 620.67 ft. of lot 2 Record of Survey Book 3, Page 5 & 6 N.C.R. in Section 33, T12N, R17E, G&SRB&M, Overgaard.

The developer is proposing a tentative plat at the 10,000 sf. minimum. He intends to build a sewer treatment plant. This will be a new product in the area, lots with sewer hook-ups. This set aside the concerns for septic system problems.

Staff recommends approval of removal of stipulation on the described properties subject to development of proposed lots with a sewer treatment plant only. Should the development fail, then the stipulation of lot size remain in effect.

\* The maximum lot size of 19,000 sf. was to prevent lot splits into two (2) 10,000 sf. lots, and is part of the request.

Thank you.

CM/ks